

Horton & Storey



Northbrook Road, Shirley, Solihull,

£500,000

Property Features

- NO CHAIN
- Private Rear Garden
- Four Double Bedrooms
- Garage
- Open Plan Kitchen/Dining/Lounge
- Utility Room
- Re-fitted Family Bathroom
- Opposite Northbrook Park/Palmers Rough

Full Description

LOCAL AREA Located off the popular Streetsbrook Road in Solihull, this property is set in a quiet road opposite a nature reserve, providing beautiful views and privacy. The property benefits of the local transport links, schools, two doctors surgeries nearby, a park, shopping centres and other local amenities. Solihull train station and Touchwood Shopping Centre are a short distance away. You can also access the M42 and Airport in a short drive.

APPROACH Via a large driveway providing off road parking for several cars leading to the porch

GROUND FLOOR

ENTRANCE HALL A welcoming entrance hall with stairs leading to the first floor landing, central heating radiator, bespoke built in storage cupboards, doors to the lounge and garage.

OPEN PLAN LOUNGE/KITCHEN/DINER The ground floor has been modified by the current owner to create this superb modern open plan living, dining and kitchen area. The living area consists of a large double glazed window to the front elevation overlooking the woodlands, a central heating radiator and opens onto the dining and kitchen areas. The kitchen/diner is the main focal point of this family home. The kitchen comprises of a range of high quality wall and floor base units with integrated Smeg double oven and integrated Bosch dishwasher. The focal point of this kitchen is the central island perfect for entertaining. The work surfaces are quartz and incorporate a large inset stainless steel Franke sink with mixer tap and 5 ring Neff induction hob with modern extractor over. There is a generous pantry, a door to the utility room, two double glazed windows to the rear elevation, a door leading to the conservatory and a central heating radiator.

CONSERVATORY Having double glazed French doors leading to the rear garden and a central heating radiator.

UTILITY ROOM Comprising of a range of high gloss wall and floor base units, inset sink, a side door leading to the garden, and doors leading to the, wc, storage cupboard and



the home office.

HOME OFFICE A useful room if you work from home or require a study having a double glazed window overlooking the rear garden and a central heating radiator. This could easily be converted to a laundry room if home office isn't needed.

GROUND FLOOR WC A low level wc, and a double glazed window to the side elevation.

FIRST FLOOR

LANDING A bright landing with a double glazed window to the side elevation, doors to the first floor accommodation and family bathroom, a built in linen cupboard for storage and access to the boarded loft via the loft hatch with pull down ladders.

BEDROOM ONE A large double bedroom with a double glazed window to the rear elevation overlooking the rear garden and a central heating radiator.

BEDROOM TWO Another large bedroom with a double glazed window to the front elevation overlooking the woodland and a central heating radiator.

BEDROOM THREE A unique bedroom with a built in storage cupboard, double glazed window to the rear elevation, central heating radiator and a door leading to what is currently being used as a study.

STUDY/WALK IN WARDROBE An excellent room which can be used as a study, walk in wardrobe or play room having a double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR Set at the front of the property overlooking the woodland with a double glazed window and central heating radiator.

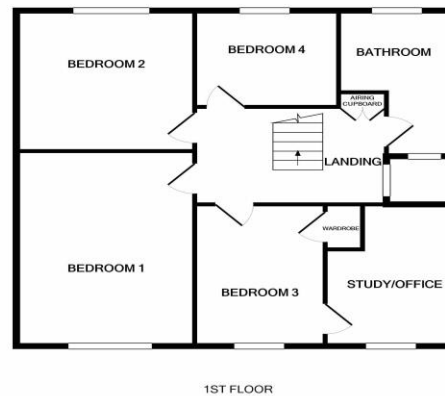
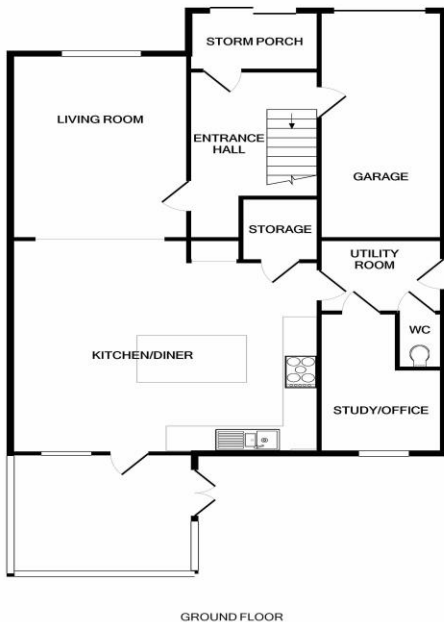
LUXURY FAMILY BATHROOM This stunning refitted family bathroom comprises of a low level wc, sink with unit under, a bath with mixer tap and shower head attachment and a walk in wet room style shower. The floor is tiled with tiling to splash prone areas on the walls, there is a wall mounted radiator, underfloor heating and an obscure double glazed window to both the front and rear elevations.

OUTSIDE

REAR GARDEN This private rear garden is not over looked from the back and benefits from a large slabbed patio area, great for entertaining, with access from either side to the front of the property with a gate providing access to the driveway on one side and a covered storage area to the other. There is a large lawn with mature shrubs and bushes leading to two sheds (one with fitted with electrics), a vegetable patch and three fruit trees.



GARAGE Having a door providing access to the hall way, electric points, a double glazed window and it is prime for converting into another room.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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